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Architectural Access Board

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UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

Board Meeting Minutes – March 11, 2019 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3, Boston

Board Members Present:

- Jane Hardin (JH)
- Ray Glazier (RG)
- Jeffrey Dougan (JD)
- Dawn Guarriello (DG)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- William Joyce, Compliance Officer, (WJ)
- John High, Assistant Legal Counsel and Director of External Affairs, DLP (JH)
- Karen Brann, Program Coordinator (KB)

Members not present:

- Andrew Bedar (AB)
- David Johnson (DJ)
- Walter White (WW)

JH, HR, PM, DG, JD

Jane Hardin – informed the Board that she received a card from the Worcester County Food Bank thanking the Board for their donation in memory of Thomas Hopkins.

Incoming Case Review:

1. Town of Clinton, Transition Ramps, Multiple Streets, Clinton, V19-039
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief for 8 curb cuts.

JD motioned to packet. PM seconded, passed unanimously

2. 829 Boylston Street, 829 Boylston Street, Boston, V19-040
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Renovations to two tenant spaces. 25.1 front and no access to upper tenant. Upper and lower tenant not accessible. Needs significant reconstruction of the front to make accessible.
Proposing a rear entrance to provide access to basement tenant. Received a letter from BCIL supporting the variance application with conditions.

HR motioned to grant with the conditions from BCIL letter, signage, rear entry to fully comply with 521 CMR, be open at all times the front entrance is open, clear path of travel be maintained, buzzer and lighting . JD seconded, passed unanimously.

3. 827 Boylston Street, 827 Boylston Street, Boston, V19-041

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Same conditions as 829 Boylston Street, V19-040.

JD motioned to grant on conditions of BCIL letter, signage, rear entry to fully comply with 521 CMR, be open at all times the front entrance is open, clear path of travel be maintained, buzzer and lighting.

DG seconded, passed unanimously.

4. Charles River Speedway Headquarters, 1420-1440 Soldiers Field Road, Boston, V19 - 042

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 9 variances.

JD motioned to packet. DG seconded, passed unanimously.

5. James Otis Elementary, 218 Marion Street, East Boston, V19-043

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The project is the replace windows and doors. Seeking full relief for no access to building and toilet rooms 521 CMR 25.1 and 30.1. There are three accessible schools in East Boston. The Board received a letter of opposition from BCIL.

DG motioned to deny. HR seconded, passed unanimously.

6. Two Story Structure, 3 North Union Street, Nantucket, V19-044

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Existing restaurant triggering full compliance. Proposes access at adjacent patio entrance.

The front entrance has two steps up, to wide double door. The petitioner is seeking relief from 20.11.1 and 25.1. Received a letter from the Commission on Disability. The letter was read into the record. Commission supports for only 1 accessible entrance and means of egress.

~~*JD motioned to grant on the entrance on the condition of appropriate signage and an automatic door opener and language on website. HR seconded, passed unanimously.*~~

JD withdrew motion

JD motioned to grant on condition of signage indicating entrance, and on website, and on the condition of an annual review by a Building Inspector verifying the door pressure of 15 lbs. If 15 lbs. can't be maintained, an automatic door opener needs to be installed. HR seconded, passed unanimously.

Egress

JD motioned to grant relief on the egress. HR seconded, passed unanimously.

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 2 of 15

7. Old North Church, 193 South Street, Boston, V19-045

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Proposed renovations triggering full compliance. The petitioner is seeking 20 variances.

JD motioned to packet. DG seconded, passed unanimously.

8. Curb Cut, King and Main Streets, Falmouth, V19-046

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The variance request was filed in response to a complaint. The petitioner is seeking relief until May 19, 2019 to complete the work.

HR motioned to grant until May 19, 2019 to complete the work.

PM seconded, JD abstained. Motion passed.

9. Memorial Hall, 2 Park Row, Mansfield, V19-047

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of existing building. The petitioner is seeking relief to remove a non-compliant ramp. Memorial Hall is connected to the Town Hall.

JD motioned to grant on the condition of signage and web presence on how to get to the office indicating that there is an accessible route available, appropriate lighting and they are open the same hours that town hall is open and any accessible spaces currently located at the current entrance to Memorial Hall are relocated to the accessible entrance..

PM Seconded, RG abstained passed.

RG Arrived.

10. Chestnut Crossing, 275 Chestnut Street, Springfield, V19-048

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovations, SRO units. The petitioner is seeking 4 variances

1 - 9.4.2 Distribution of group 2 units, they will be meeting the count.

RG motioned to grant. DJ seconded, passed unanimously.

2 – Protruding objects 20.6.1 – staff bathroom

HR motioned to grant. JD seconded, passed unanimously

3 – Pull side clearance at reception 26.6.3

JD granted on condition latch pull side is reduced no less than 12 inches.

DG seconded, passed unanimously.

4 – Controls for elevator 39.4

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 3 of 15

JD motioned to continue for more info on cost and moving call button. RG seconded.

11. Ramps, Multiple Streets, Methuen, V19-049
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief for 10 curb cuts.

JD motioned to packet the case. RG seconded, passed unanimously.

Old North Reconsideration

HR motioned to reconsider Old North Church. RG seconded, passed unanimously.

HR motioned to schedule a hearing. DG seconded, passed unanimously.

12. Three Family Residential, 21 Wensley Street, Boston, V19-053
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief to use a lift to unit at grade. Received a letter from BCIL in opposition. If locked it must comply with requirements for controls.

*JD motioned to grant on condition lift provides appropriate dimensions and the locking mechanism is verified by AAB staff for compliance requirements.
RG seconded, Passed unanimously.*

13. Three Story Building, 73 Sargent Street, Holyoke, V19-050
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Renovation of existing space. Seeking relief for handrails on ramp.

HR left the room.

Proposing to place accessible parking on route.

HR came back to the room.

*JD motioned to continue for cost of installing compliant handrail on both sides of the ramp, and information on what the security procedures are for entering that location.
DG seconded, HR abstained, motion passed.*

JD motioned to grant the reduction of 43 inches on ramp. RG seconded, passed unanimously.

14. Park Place Residential Subdivision, West Side of Park Street, Wrentham, V19-051
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
New development seeking relief for slope in four places.
1- 250 feet Running slope of 7%

March 11 2019

JD motioned to grant. DG seconded, passed unanimously.

2- 150 foot section at 7%

3- Section at 5%

2 and 3 JD motioned to grant. DG seconded, passed unanimously.

4 – Reed and Fulton at 8% 1,000 feet.

HR motioned to grant with condition appropriate signage as well as info on the grades in the language in the deeds and leasing. RG seconded, passed unanimously.

15. Thirteen Floors, 40 Water Street, Boston, V19-052
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Renovation of existing tenant space. Full compliance triggered.
Received a letter opposing the variance from BCIL.
They didn't explore a lift option.

JD motioned for a hearing. HR seconded, passed unanimously.

Board Office Move and Administrative Updates

Moving to 1000 Washington Street. Will figure out parking as we get closer to the move date.

Executive Director Position Update

John High -We got approval to post position on Mass Careers, it should be up this week. If you know anyone interested encourage them to apply. Can send a copy of the job description.
In regards to the letter that was sent to the Commissioner, I did hear the Chair might be meeting with the management team.

Jane Hardin - there is a meeting on the 18 with members of the disability commission.

PM – Did we receive the advocates report? WJ yes. I will send out the report.

Administrative Discussion:

16. The Summit House, Joseph Skinner State Park, Rte. 47, Hadley, V11-081
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The Board previously voted to grant a time variance. Received an amended request for 9 months for a plan. The Board has not received any of the status reports asked for in a previous decision.

JD motioned to schedule a fine hearing for failing to supply updates.

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 5 of 15

RG seconded, passed unanimously.

17. Eight Lots School, 54 Eight Lots Road, Sutton, V16-331

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents, status report
A status report was received. The petitioner complete what was required.

JD motioned to accept the status report. DG seconded, passed unanimously.

18. The Milton Marketplace, 10 Bassett Street, Milton, V17-231

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents, amended application
Received an amended application proposing a ramp to the roof area seeking relief for the design.
Proposed automatic door opener. Received a letter of support from the local Commission.

HR motioned to continue for staff to get additional information on test drawings and cost estimates for the use of a vertical wheelchair lift.

RG seconded, passed unanimously.

19. UMA Gloucester Marine Station, 932 Washington Street, Gloucester, V18-335

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously granted timed relief. Received information stating they are on schedule and met the first deadline.

DG left the room.

JD motioned to accept the report. RG seconded, DG abstained, passed.

20. Child Care Center, 114 Western Avenue, Allston, V18-338

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received an amended application seeking relief for 8 ½ - 12.5 inches for knee space for all but 1 art sink.

DG came back to the room.

Also requesting relief for the bathroom sinks.

JD motioned to continue for information documenting that child wheelchair can be used at all sinks. HR seconded, passed unanimously.

22. Lenox Sophia, 87A Street, Boston, V19-015

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously continued. Received a new submission from petitioner. Grades of site would need to be jacked up to put in a ramp. Would have to move apartment entrance over. Proposing a portable ramp and buzzer at the door.

JD motioned to grant with the appropriate information on the website describing the non-

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 6 of 15

accessibility issues, and a buzzer outside to indicate service of ramp, portable ramp is reviewed by staff, including but not limited to the bathroom and staff training on how to use the ramp.

HR seconded, passed unanimously.

21. 10 Story Building, 121-127 Portland Street, Boston, V19-004

Exhibit – Variance Application and associated documents, letter from petitioner

Mr. Joyce presented the Variance Application and associated documents.

Continued for ISD to look into this case. Received a letter from the petitioner stating they will install an electronic buzzer, handrails, ramp is less than 1 in 12. Common entrance will be accessible with an automatic door opener.

PM motioned to continue for test drawing on ramp and lift for the proposed entrance.

JD seconded, passed unanimously.

22. Four Seasons Hotel, 200 Boylston Street, Boston, V19-024

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Continued because of the layout of the shower and bathroom. Alternative rolling shower in 2010 Design Standards. Federal standards. Willing to purchase and keep on site a waterproof wheelchair. Conditions on the website for people in power chairs.

JD motioned to grant on the condition the waterproof wheelchair is available and information on the website and signage in the room stating the chair is available upon request.

PM seconded, passed unanimously.

23. Harmony Natural Learning Center, 67-69 Newburyport Turnpike, Newbury, V19-026

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously granted no access to the second floor for 2 years. Received their accommodation plan. JD read the policy into the record.

JD motioned to accept. DG seconded, passed unanimously.

24. Abbott Hall, 188 Washington Street, Marblehead, V19-031

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Packeted for today. Seeking 6 variances.

In 2014 there were 11 parking spaces provided. They offered 3 and only provided 1 and no signage. 23.1 previously said not requirement. Has the door pressure been measured?

JD motioned to grant on all variance requests on the condition of signage on the handicapped parking space. HR seconded, passed unanimously.

Minutes from the February 25, 2019 Meeting

JD motioned to approve the minutes for February 25, 2019.

HR seconded, DG abstained, passed unanimously.

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 7 of 15

25. Advisory Opinion

Firewall Separating Dwelling Units – David Franck, Dream Collaborative

Received information from the petitioner. Need to have a building inspector from the Board present to review the case.

JD motioned to continue. DG seconded, passed unanimously.

26. 102 Oxford Street

Previously continued. Slope of 20%

Café, 102 Oxford Street, Cambridge, V19-037

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD motioned to grant on the conditions the staff reviews compliance of the ramp, buzzer on sidewalk, training for staff and language on website and button and signage and menu board.

RG seconded, passed unanimously.

The Board broke for lunch.

John High left for the day.

27. Bancroft Lots, 59 Fountain Street, Framingham, V19-032

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously continued. Mill building converted into apartments. Received a letter of support from the Framingham Commission on Disability. Would have to relocate an electrical transformer.

JD motioned to grant as proposed. DG seconded, passes unanimously.

28. Public vs. Private Space - Point Independence Yacht Club, 15 Independence Lane, Onset
Nathan Langlais, BKA Architects

Stating special circumstances that make it private. Upper area is rented out, lower area is storage. 521 CMR - members of private clubs are considered general public. Arguing not open because membership is ownership. New members come from existing members.

The question they are asking is are these members, members of the public and is the space subject to 521 CMR.

JD motioned to find that under section 5 this building falls under public building and public use.

PM seconded, passed unanimously.

29. Doors in Apartment Style Transient Lodging Facilities, Caitlyn Gamache, Code Red

8.7 requirement clarification. In apartment style dormitories. Only to the blue door or yellow doors as well. Is this a single unit or is it 4 separate smaller units because it is assigned to separate students.

RG motioned that 8.7 applies to the yellow doors with the exception of the bathroom.

JD seconded, passed unanimously.

Not anticipated within 48 hours

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 8 of 15

30. 47 Sargent Street, V17-244

Previously granted relief, now asking to use a lift instead of a LULA.

HR motioned to grant. RG seconded, passed unanimously.

Hearings

2:00 p.m. -Boston Post Building, 15-17 Milk Street, Boston (V18-341) Variance Hearing

Exhibits #1 – Hearing Package – AAB 1-93

Exhibit #2 – Pictures of stair, mass historic denial letter

Mary Nastasi, Historic Consultant (MN)

Trevor Laubenstein, Gensler, (TL)

The parties were sworn in by the Vice Chair.

JH, JD, RG, PM, HR, DG

MN- Consultant on the project since 2016. Put in variance application in October of last year to keep stair as is. State and federal tax credits. Historic and notational park said we should seek application. Put in amended application and materials and detail of proposed work. Mass Historic denied. Requested that we get AAB decision appealed. Tax credits over three million. Needing to do work to stair would affect the tax credits. They would not get credit for work done would lose credits.

Entered exhibit 2

JD – AAB 13 letter from Mass Historical has a box in red. This application they said ok, reapply next year. Are the standards being met?

MN - Yes, we went through historic to revise application. This is the only outstanding item.

TL – When we designed the building we wanted to be as compliant as we could. Had to back track when historic program begin. To install nosings it is hand tooled work. It is consistent.

MN – Photos show decorative piece under infill. Almost all finishes were stripped by previous owner. Major historic piece of fabric.

TL – We added continuous handrail and lifts and elevator.

MN - This is not the only stair, there is another completely accessible. 2 elevators and access lift.

DG - Where is the other stair?

TL - They have proper nosings and all

HR – Where does the stair begin and end?

TL - From the street onto the second floor and then all floors. Planned to be office space accessible to the public.

HR – Did you cost out to make compliant if you didn't have to deal with historic?

TL - About \$100,000.

HR – The overall project is\$ 29,000,000

MN - This gets complicated two buildings are being rehabbed as one building.

JD - 3.9 calls out historic. You are here because of historic. Looking to maintain historic feature. DG - this building is confusing. The first floor plan is this the main entrance AAB 35?

TL - Yes

DG - Are the double doors the main entrance?

TL - Yes. Once you get to second floors the stairs serves 2 – 6.

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 9 of 15

DG - This isn't the main stair, it is between tenant spaces and exit out.

TL – It will be accessible to the tenants in the building.

DG –If someone is in the tenant space and want to use the stair could they use this other stair instead

TL - yes.

MN - The current intention is this is open office space between the buildings?????? We are using signage to mark where people are supposed to come in.

HR - Would disturb historic significance if a sign is there to alert someone?

MN - Yes. They will be more than fine with a sign.

HR motioned to grant the request as proposed with appropriate safety signage.

JD seconded, passed unanimously.

PM Left for the day.

3:00 p.m. - Belmont Hill School, 350 Prospect Street, Belmont, V18-377 Variance Hearing Exhibits – Hearing Package AAB 1-70

Jay Bounty, Belmont Hill School (JB)

Scott Aquilina, Bruner / Cott (SA)

Jason Hopkins, Code Red Consultants (JH)

Steve Spinetto

Michael Muehe, BCIL (MM)

The Vice Chair swore the parties in.

JH, DG, RG, JD, HR

MM - There was a notice of cancellation.

WJ - The Board at a previous meeting received an amendment and granted relief and cancelled the hearing. Then we received MM appeal request.

MM - \$6.8 million project. Assesed over \$800,000. Very high threshold, a huge project on a build with 1/6 of cost of construction. Provided no evidence of impracticability. Would there be a benefit for students that want to sit with their friends and the only seats are in the balcony. May not be able to get to balcony. Is there a benefit for alumni coming back to the school? Can they sit with their colleagues? There would be a benefit. New elevator no reason can't go up to the balcony. Information in application showed detailed plans showing elevator serving first floor and basement, no reason can't go to balcony. Different viewpoint of sitting in the balcony. In my opposition letter, BCIL would not object to some AAB relief. Didn't consider having a partially accessible balcony.

North entrance – didn't give any info on historical. The plans in application included how the entrance can be made accessible. If I approach at the north side I want to enter with my friends. This is about inclusion. If board deems necessary maintaining north entrance doors, BCIL would not disagree with some relief. In conclusion request board reconsider in light of info provided.

JB - I have been at Belmont hill 9 years and involved in projects. I would say in all cases looked for ways to enhance accessibility. The chapel is no different. The plans take ideas into consideration.

SA – I am going to review material. The school has a long term plan approving accessibility.

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 10 of 15

Entrance facing routs and closer to parking. The way student move on the campus we feel it will be the prime entrance. Primarily used for weekly meetings. These buildings are maintenance buildings will be something else. the east entrance is setting up dynamics for the future. How much improvement we are able to achieve. Right now there isn't a fully compliant entrance. The access to restrooms has a very small lift. In the future the stage is going to be accessible. will have distributed wheelchair seating. It is a flexible stage. The elevator that is being added is providing access to places that do not have accessibility. If you need to use a rest room you have to go down lift and cross room to get to one room. Accessibility will be enhanced. It is historic. the only reason you can see the speakers head he is on a platform. The future condition the stage is pushed back. The side balcony has no view. From back view of main screen. Sight lines are poor. In terms of population 600 seats, student population 450. Able to accommodate students and faculty on first floor. For spring events done get more than 250 parents. Wouldn't go to balcony.

Proposing to make compliant egress from the balcony, compliant stairs and retain for overflow. Elevator not practical – will punctuation building. And other issue given existing condition isn't anywhere to go. 1840 balcony is extremely tight. If try to provide wheelchair seating level off floor and remove seats. Limited sight lines.

Front entrance – rise of 3 6 inch riser 9 inch riser into the building. Raise terrace up 18 inches. Lose all detail of granite bases. Would need to do a ramp. Other changes would have to be made. This is not practical, it is a wood frame building, vulnerable to moisture. Not a long term viable solution. Feel this would be injurious to the building.

S Spinetto – I went out last week. Did an extensive work since 15 years ago. There used to be stairs that separate campus. The evaluation. This is nonprofit. Towns do not necessarily reevaluate. Probably over \$6million.

JH – how we got to submitting this application. We reviewed and came up with a game plan. Had a meeting in December. As part of that changed some of the strategy. Came out of meeting with understanding had some basis on previous decisions of cases that came to the board.

MM - question 9 on application. No is checked on historic significance. If the petitioner is going to answer falsely where does this lead us? Question 16 value in assessor's office. Should have gone to the assessor's office. So far over 30%. Balcony photos are misleading. Drawings show worst case scenario. People with disabilities should have same choice as everyone else.

SA - this balcony limited accessibility is a hardship for the client. These are done by consultant actual views. Cannot see anything from balcony. There is no view of the stage. Checking that box was a mistake, it is eligible historically. If we were to make changes there would be review and dialogue with historical commission.

JH - checking no we were following previously understanding of filling out the form.

MM - this feels like bait and switch. Mentioned early will be primary entrance, board says all primary entrances will be accessible.

DG - the front entrance will it still be open?

JB - At this point it would be accessible for students in and out.

DG –

SA - we did study it and looked at width on balcony.

HR - future development - when is that going to happen

JB - master plan. One of the ideas is that is a prime building site have need for expanded dining room. Enhance boarding program. It could become primary building center of students housing and dining.

HR - your point of this becoming the accessible entrance.....until the masterplan.....

JB - it will be equally used. Will enhance walkways and pathways.

SA - one of the things we talked about is a time frame, the boys migrate.....it will be the

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

migration path. Majority will be entering there.

JB - we will enhance the accessible parking where future building site will be.

SA - this is a steep area. The building here is elevated above the site. Accessibility occurs on the top edge of the camps. Feel boys will be coming down the north east side and encounter the new entrance.

HR - if it is used for entrance and exit.....accessibility without discriminatory...asking you to consider if only make south entrance everyone would flow there wouldn't be an issue.

JH - trying to avoid having signs on the doors and going through regulations.

HR - if make stipulation of exit only, if entrance and exit, what would it take to make accessible.

HR - balcony- if spending 6.8 mill, isn't there a way to make balcony with appropriate sight lines?

SA - I have worked in many theatre settings. There is a geometry to it. Tricky sight lines. Has its challenges.

SA - we could extend footprint of balcony, we would impact proportions of room to the point couldn't see the stage on the first floor. Can't improve sight lines.

DG - if stage was higher or push out would be able to see it.

JD - have not approached making it historic, designate it as historic. This project is a major change to building, how does it impact future historic designation?

SA - when we were charged with design, we are replicating details. In terms of historic preservation.... There isn't anything not reversible to the building. Original block we are not making substantial changes, could be reversed at a later date.

SS - I have been involved with historic structures. The additions, the ones that don't impede.

.....

RG - what is the integrity of column bases, they are concrete. How is it going to be impacted?

SA - they are wood. Raise the terrace to get to basic proximity. Lose granite detail still below the column base. The ramp up 9 inches to get to interior level. Need to bring new construction up against building and columns. Debris and moisture collect. They will rot.

HR - I want to ask would you consider making doors on north side exit only. If do it it will be a common entrance for all.

JB - would have to take back to head of schools.

JD - we need further discussion.

JD motioned to take under advisement for further discussion.

RG seconded, passed unanimously.

JH when will entrance be done east -

SA - hoping 1 year from now.

JH - that building is that going to be done

SA - they are permitting.

HR - if you look into how the school feels and let board know.

Continuation of Belmont Hill

JH - we may need further discussion.

DG - I supported initially, from a campus planning point, overflow on the balcony. Clear to me in order to have people exit cannot get by. I understand complications. From entrance

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 12 of 15

standpoint. Feel having everyone use the same entrance is a better solution.

JH in terms of balcony good with accepting over flow only.

HR – I agree with the balcony and equity of single entrance.

Grant initial request with conditions and deny second request. Ramping structure or make an exit only.

*Balcony –
JD motioned to uphold previous decision. DG seconded, passed unanimously.*

*Winder stairs –
27.2 – JD motioned to uphold previous decision. DG seconded, passed unanimously.*

*Tiered seating
JD motioned to uphold previous decision. DG seconded, passed unanimously.*

North entrance 25.1

RG – didn't see a ramping study

~~HR deny request and make north entrance exit only. If Belmont school wants to come back~~

~~Continue and ask for more info what look like as egress only.~~

JD withdrew his motion

*HR motioned to deny relief to 25.1 for the North building entrance. RG seconded, motion passed
In favor HR, RG
Against JD, DG
JH - in favor*

JD motioned to adjourn. All in favor.

Matters not reasonably anticipated 48 hours in advance of meeting.

30. 6 Units with Garage Under, 47 Sargent Street, Dorchester, V17-244

Previously granted relief, now asking to use a lift instead of a LULA.

HR motioned to grant. RG seconded, passed unanimously.

Adjourn 5:00 p.m.

Exhibits

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 13 of 15

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Charles River Speedway Headquarters, 1420-1440 Soldiers Field Road, Boston, V19—042
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James Otis Elementary, 218 Marion Street, East Boston, V19-043
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Two Story Structure, 3 North Union Street, Nantucket, V19-044
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Old North Church, 193 South Street, Boston, V19-045
Exhibit – Variance Application and associated documents

Curb Cut, King and Main Streets, Falmouth, V19-046
Exhibit – Variance Application and associated documents

Memorial Hall, 2 Park Row, Mansfield, V19-047
Exhibit – Variance Application and associated documents

Chestnut Crossing, 275 Chestnut Street, Springfield, V19-048
Exhibit – Variance Application and associated documents

Ramps, Multiple Streets, Methuen, V19-049
Exhibit – Variance Application and associated documents

Three Story Building, 73 Sargent Street, Holyoke, V19-050
Exhibit – Variance Application and associated documents

Park Place Residential Subdivision, West Side of Park Street, Wrentham, V19-051
Exhibit – Variance Application and associated documents

Thirteen Floors, 40 Water Street, Boston, V19-052
Exhibit – Variance Application and associated documents

Three Family Residential, 21 Wensley Street, Boston, V19-053
Exhibit – Variance Application and associated documents

The Summit House, Joseph Skinner State Park, Rte. 47, Hadley, V11-081
Exhibit – Variance Application and associated documents

Eight Lots School, 54 Eight Lots Road, Sutton, V16-331
Exhibit – Variance Application and associated documents, status report

March 11 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

The Milton Marketplace, 10 Bassett Street, Milton, V17-231
Exhibit – Variance Application and associated documents, amended variance request

UMA Gloucester Marine Station, 932 Washington Street, Gloucester, V18-335
Exhibit – Variance Application and associated documents

Child Care Center, 114 Western Avenue, Allston, V18-338
Exhibit – Variance Application and associated documents

10 Story Building, 121-127 Portland Street, Boston, V19-004
Exhibit – Variance Application and associated documents, letter from petitioner

Lenox Sophia, 87A Street, Boston, V19-015
Exhibit – Variance Application and associated documents

Four Seasons Hotel, 200 Boylston Street, Boston, V19-024
Exhibit – Variance Application and associated documents

Harmony Natural Learning Center, 67-69 Newburyport Turnpike, Newbury, V19-026
Exhibit – Variance Application and associated documents, accommodation plan

Abbott Hall, 188 Washington Street, Marblehead, V19-031
Exhibit – Variance Application and associated documents

Bancroft Lots, 59 Fountain Street, Framingham, V19-032
Exhibit – Variance Application and associated documents

Café, 102 Oxford Street, Cambridge, V19-037
Exhibit – Variance Application and associated documents

Firewall Separating Dwelling Units – David Franck, Dream Collaborative
Advisory Opinion

Public vs. Private Space - Point Independence Yacht Club, 15 Independence Lane, Onset Nathan
Langlais, BKA Architects, Advisory Opinion

Doors in Apartment Style Transient Lodging Facilities, Caitlyn Gamache, Code Red
Advisory Opinion

Belmont Hill School, 350 Prospect Street, Belmont, V18-377
Exhibits – Hearing Package AAB 1-70

Boston Post Building, 15-17 Milk Street, Boston (V18-341)
Exhibits #1 – Hearing Package – AAB 1-93
Exhibit #2 – Pictures of stair, mass historic denial letter

March 11 2019